

Sub:- Regularization of land in S. No. 163/p of Chinagntyada (V) Reg.

AGENDA NOTE:

VUDA has acquired an extent of Ac. 1.90 Cts of land situated in S. No. 163/ p of Chinagantyada (V) under award No. 1/84 dt. 31-3-84. The said land was taken advance possession in the year 1982 and subsequently award was passed in the year 1984. The layout of this land was not prepared and hence the land was not developed till date. Mean while there are many un authorized structures and building have come up and it is identified that there are 33 Nos. of encroachers in an extent of 9186 Sq. yards.

Subsequently at the request of some of the un-authorized encroachers, it is considered to regularize the said layout and accordingly layout pattern is prepared without disturbing the existing building and 15'-0" & 20'-0" roads. Committee constituted for Regularization of un-authorized layout have inspected the said layout and noticed several structures in the said land. It is also noticed that the local body formed C.C. roads in a part of subject site. As there are some discrepancies on ground with reference to plan, the committee felt the necessity of preparation of plan as per ground measurements and accordingly the layout plan is prepared.

In order to consider to collect land cost including development cost from the above encroachers, it is felt necessary to obtain Market Value particulars of the above said land from Sub-Registrar Office, Gajuwaka, Visakhapatnam for its consideration. Accordingly S.R.O., Gajuwaka, furnished the Market Value particulars as detailed below:

Period		Market Value per Sq. yard.	
28-08-2000	31-12-2001	Rs.	700/-
01-01-2002	31-08-2003	Rs.	800/-
01-09-2003	30-09-2003	Rs.	900/-
01-09-2005	09-01-2005	Rs.	990/-
10-01-2005	30-06-2005	Rs.	1,135/-
01-07-2005	As on date	Rs.	2,550/-

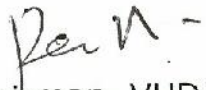
The whole issue was re-examined in the year 2004 and it is considered to approve the regularization proposals duly placing the matter before VUDA Board after revision of proposal. The Market Value during the period of said transaction in the month of 12/2004 was Rs. 990/-. But, presently it is Rs. 2,550/- per sq. yard

However in view of the existing layout pattern and interms of Developmental activities to be taken on the said layout, It is considered to collect @ Rs. 2,550/- per sq. yard towards land cost including development cost from the said encroachers as per the present Market Value.

Hence, the matter is placed before VUDA Board for its approval.

VUDA Resolution No.7, dated 16-12-2005

Resolved to approve the proposals of collecting market value of Rs. 2,550/- per Sq.yd. towards land cost including development cost from the encroachers of VUDA land in S.No.163/P of Chinagantyada (V) for regularization of land.


Chairman, VUDA